

JOE LUNATI and wife,
PEGGY LUNATI

STATE MS.-DE SOTO CO. *me*
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SEP 9 10 44 AM '03

TO

JOHN PARTRIDGE and wife,
JANINE SINE

BK 452 PG 441
FILED BY CH. CLK.

WARRANTY DEED

THIS INDENTURE, made and entered into as of the 5th day of September, 2003, by and between **Joe Lunati and wife, Peggy Lunati**, as tenants by the entirety with full rights of survivorship and not as tenants in common, party of the first part, and **John Partridge and wife, Janine Sine**, as tenants by the entirety with full rights of survivorship and not as tenants in common, party of the second part.

WITNESSETH: That for the consideration hereinafter expressed, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and warrant unto the said party of the second part the following described real estate, situated and being in the County of DeSoto, State of Mississippi:

Lot 9, First Revision of Lots 1 and 3 Lunati-Taylor Subdivision, situated in Section 20, Township 1 South, Range 6 West, DeSoto County, Mississippi, as per plat recorded in Plat Book 83, Page 4, in the office of the Chancery Clerk of DeSoto County, Mississippi, to which plat reference is given for a more particular description of said property.

This conveyance, however, is made subject to DeSoto County taxes for the year 2003, for which party of the second part assumes and agrees to pay; and subject to any prior conveyance or reservation of minerals of any kind and character, including but not limited to oil, gas, sand and gravel in, on or under the subject property; and subject to Subdivision restrictions, building lines and easements of record as shown on Plat Book 83 at Page 4 and Easements of record in Book 41, Page 209, Book 96, Page 74, Book 154, Page 681, Book 198, Page 542, Book 417, Page 215 and Book 417, Page 217, all in the Office of the Chancery Clerk of DeSoto County, Mississippi.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their successors and assigns, in fee simple forever.

THE CONSIDERATION for this conveyance is the sum of Ten (\$10.00) Dollars and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged.

WITNESS the signature of the party of the first part the day and year first above written.



Joe Lunati



Peggy Lunati

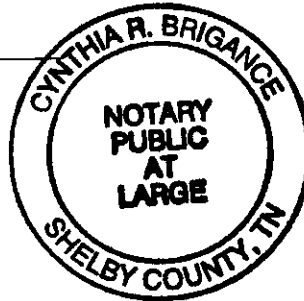
**STATE OF TENNESSEE
COUNTY OF SHELBY**

Before me, a Notary Public in and for said State and County, personally appeared **Joe Lunati and wife, Peggy Lunati**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the foregoing instrument as and for their free act and deed.

Witness my hand, at office, this **5th** day of **September, 2003**.

Cynthia R. Brigance
Notary Public

My Commission Expires: 9/13/05



Grantor's Address: Joe Lunati
Peggy Lunati
2550 Germantown Road South
Germantown, Tennessee 38138
Home Telephone: 901-210-1112
Work Telephone: NONE

Grantee's Address: John Partridge
Janine Sine
228 N. Evergreen Street
Memphis, Tennessee 38112
Home Telephone: 901-726-0326
Work Telephone: 662-893-5670

Prepared by and Return To:
Johnson, Grusin & Surprise, P.C.
780 Ridge Lake Blvd., Suite 202
Memphis, Tennessee 38120
Telephone: (901) 682-3450

Abstracting/Indexing instructions: DeSoto County, Mississippi, Section 20, Township 1 South, Range 6 West.